

NDI INCLUDED

SIGNATURE FEATURES



High Quality Exterior Features

- Brick or Stone (Per Design)
- James Hardie Siding
- 30 Year Architectural Style Roof Shingles
- Casement or Fixed Windows (Per Design) with Bronze Exterior & LoE Glass Windows by Simonton
- Modern Style. Insulated Exterior Entry Door with Choice of Brushed Nickel or Oil Rubbed Bronze Door Hardware
- Garage Interior Finished
- Walkout Basement Exit with Sliding Glass Door

High Quality Interior Features

- 9' Walls on Main Level & Upper Level
- 9' Basement Walls
- Hardwood Flooring in Foyer, Dining Room, Family Room, & Powder Room
- Choice of Hardwood or Ceramic Tile in Kitchen, Nook, & Mud Room
- Ceramic Tile in Laundry Room
- Oak Staircase with Modern Rails (Per Design)
- Designer Carpet & Upgraded Carpet Pad
- Linear Direct Vent Gas Fireplace
- Modern Trim Throughout
- 5 Panel Interior Doors with Lever Door Handles with Choice of Brushed Nickel or Oil Rubbed Bronze

Gourmet Kitchen Features

- Designer Maple Cabinets by KraftMaid. Includes dovetail drawer construction, under mount drawer glides, soft close drawer/door feature & more!
- Quartz or Granite Countertops with 12" Island Overhang & Large Single Bowl Under Mount Sink and Moen Faucet
- Stainless Steel Appliances
Includes French Door Refrigerator, Gas Cooktop with Hood, Choice of Double Oven or Oven/Microwave, and Dishwasher
- Choice of Designer Cabinet Knobs

Primary Bathroom Features

- Designer Maple Floating Vanities by KraftMaid with Granite or White Quartz Countertops and Framed Mirrors
- Ceramic Tile Floor, Shower Surround with Tile to the Ceiling
- Ceramic Shower with Glass Door (Per Plan)
- Ceramic Shampoo Niche (Per Plan)
- Pedestal Soaking Tub
- Moen Faucets in Brushed Nickel, Oil Rubbed Bronze or Chrome
- Elongated Commode by Kohler

Secondary Bathroom Features

- Designer Maple Floating Vanities by KraftMaid with White Quartz Countertops and Framed Mirrors
- Ceramic Tile Floor & Tub Surround with Tile to the Ceiling
- Ceramic Shower with Glass Door (Per Plan)
- Ceramic Shampoo Niche (Per Plan)
- Moen Faucets in Brushed Nickel, Oil Rubbed Bronze or Chrome
- Elongated Commode by Kohler

Powder Room Features

- Pedestal Sink with Tilt Mirror
- Moen Faucets in Brushed Nickel, Oil Rubbed Bronze or Chrome
- Elongated Commode by Kohler

Electrical and Plumbing Features

- Basement Bathroom Rough In
- Active Radon Vent
- 2 Exterior Garden Hose Bibs (Front and Rear)
- Kitchen Garbage Disposal
- Washer & Dryer Hookups
- Laundry Sink Rough In
- EV Charging Plug
- Home Automation Package with Color Touchscreen Keypad Hub
- Ceiling Fan Pre-wire Family Room & Bedrooms
- Recessed Lights in Kitchen, Full Baths & Hallways

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Energy Saving Features

- R-49 Insulation in Attic
- R-15 Wall Insulation
- R-11 Basement Wall Insulation
- Air Seal Package
(seals gaps & penetrations in exterior walls)
- House Wrap
(acts as air & moisture barrier to protect home from mold)
- Energy Star Rated, Casement or Fixed, LoE Glass Windows with Argon Gas Filled Windows are Simonton and come with a lifetime warranty.
- Stainless Steel Appliances

Additional Energy Saving Features

- Energy Efficient Dual Zone Heating & Air Conditioning System
- WiFi Enabled Programmable Thermostats
- 90% Gas Furnace Zone 1, Heat Pump Zone 2
- Direct Power Vent Gas Water Heater
- 2 or 3 Car Garage with Modern Style Garage Door with Wifi Enabled Opener (Per Design)

Healthy Home Building Materials

- Resource Efficient Design including Engineered Floor Joists
- Moisture Resistant AdvanTech Engineered Sub-flooring (#1 brand for engineered products)
- Moisture Resistant Engineered OSB Wall & Roof Sheathing
- Moisture Resistant Backer Board behind Tubs & Showers
- Full, Unfinished Basement with Waterproof Foundation Wall Barrier

- Interior & Exterior Foundation Drain with Sump Pump
- Moisture Resistant Drywall used in Optional Finished Basement Areas
- Window & Door Flashing
- Air Supplies Covered During Construction
- Low VOC Materials & Finishes
(improves indoor air quality)
- Carpet Pad made with Recycled Material

Quality Construction Methods

- Sub-flooring Glued, Nailed & Screwed
- Drywall Glued, Screwed & Nailed
- Engineered Exterior & Interior Foundation Drainage System
- Low Maintenance Exteriors

Miscellaneous Features

- \$5000 Architectural Allowance
- Excavation/Backfill/Final Grade/Seed/Straw
- Onsite Dumpster & Porta-John

Quality Assurance Programs

- Pre Construction Meeting
- Onsite Foundation Walk Through Meeting
- Onsite Framing Walk Through Meeting
- Onsite Pre-Drywall Walk Through Meeting
- Onsite Cabinet Walk Through Meeting
- Onsite Pre-Settlement Walk Through Meeting
- Onsite 30 Day Post Settlement Walk Through Meeting
- Onsite 11 Month Post Settlement Walk Through Meeting
- 2 Year Mechanical Warranty
- 10 Year Structural Warranty
(Warranty backed by the exclusive Quality Builders Warranty Corporation)